



**The purpose and intent of the Bon Air Village District standards are:**

- To create, maintain, and reinforce the pedestrian oriented environment within an area that possesses a unique heritage. This is accomplished, in part, with human scale building forms, reducing building setbacks and installing street trees to create an “enclosed” streetscape, providing pedestrian walkways and pedestrian scale decorative lighting.
- To encourage appropriate renovations to existing structures and compatible new construction by promoting the use of building forms which define the architectural character of the Bon Air Village district.
- To improve compatibility of existing and proposed commercial uses with adjacent residential uses.



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<b>Right of Way Classification</b>	<b>Minimum Setback</b>	<b>Perimeter Landscaping</b>	<b>Notes</b>
All Right of Way: Front and Corner side yards	0'	G	
Side & rear yard not abutting a Right of Way:			
Side and rear setbacks	0'		
	Abutting an O, C or I District or property occupied by an O, C or I use		
	15'/25'	B	*May be reduced to 0' upon installation of a wall, 8' in height, made of material similar to the principal building or by locating the main building's wall (with no openings) adjacent to the R property.
	Adjacent to any R, R-TH, R-MF District or property designated for an R, R-TH or R-MF District on the Comprehensive Plan or property used for R purposed*		

**Per Sec. 19-608 (a) Parking:**

Parking requirements in the village district for indoor commercial recreational facilities; self service gas stations; office buildings of up to 26,500 square feet; restaurants, including fast-food and drive-in restaurants; retail stores; personal services; repair shops; banks; greenhouses; nursery centers; and lawn and garden centers shall be based on the requirements for shopping centers or similar retail groups of buildings as set forth in section 19-513.

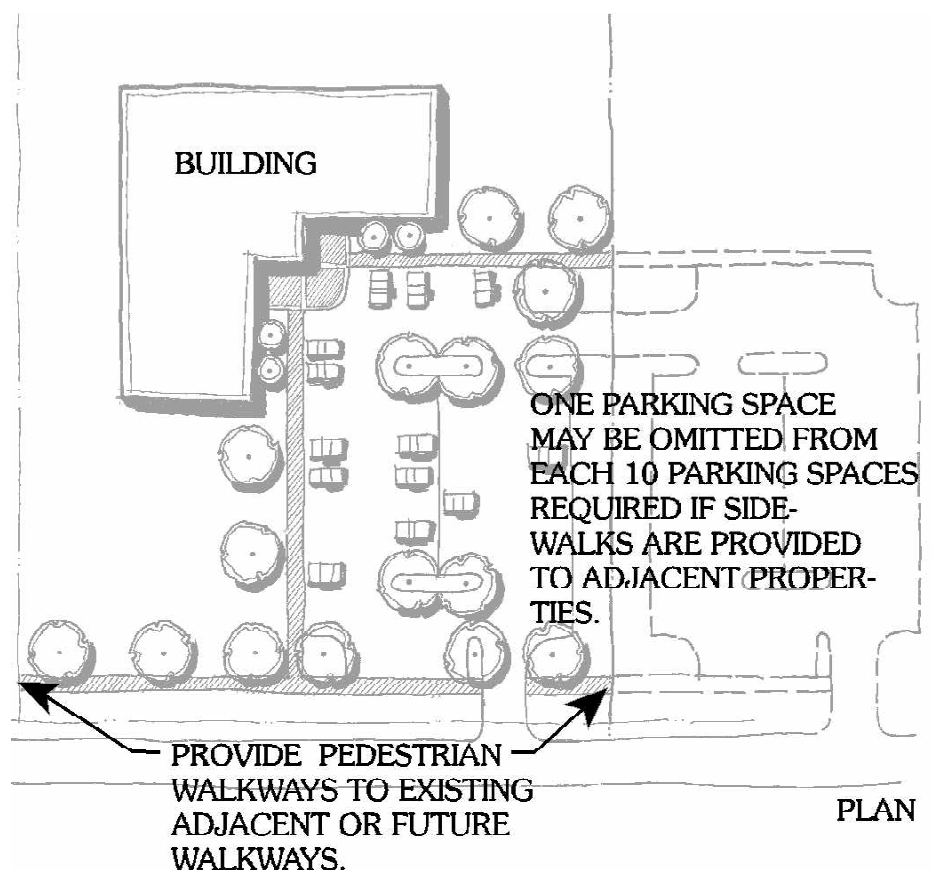


Improved, designated parking spaces in a public right of way may be counted toward the required number of parking spaces when more than 1/2 of the space joins the site.

Further, the required number of spaces may be reduced by ten (10) percent if the proposed development contains sidewalks, or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways.

In addition if approved by the Director of Planning, a business may reduce the required number of on-site parking spaces by pro-rata if it has an agreement with another entity permitting off-site parking on a lot located within the Bon Air Village boundaries or within 1000 feet of the Bon Air Village boundaries.

All other requirements of article I division 2 of the design standards manual shall apply.





Street tree planting: Within the Bon Air Village, it is the intent of perimeter landscaping G, as detailed in section 19-518(g)(9), to require the installation of street trees to increase the aesthetic appeal of the village, encourage high-quality development, provide shade for pedestrians and improve the quality of the environment. To this end, the following standards shall be met when utilizing perimeter landscaping G:

1. Trees shall be installed behind the sidewalk. If it is determined during the site plan process to be impractical to install trees behind the sidewalk, they may be installed between the street and the sidewalk. If it is determined during the site plan process to be impractical to locate large deciduous trees due to conflicts with utility lines the trees may be relocated or if that is impractical, small deciduous trees may be substituted.
2. Trees installed shall be suitable for use as street trees and shall be selected for their ability to survive under adverse growing conditions as well as their aesthetic value.
3. While the intent of this section is not to require a single species to be planted throughout the entire village, the director of planning may require a particular species in a particular location based on existing area landscaping.

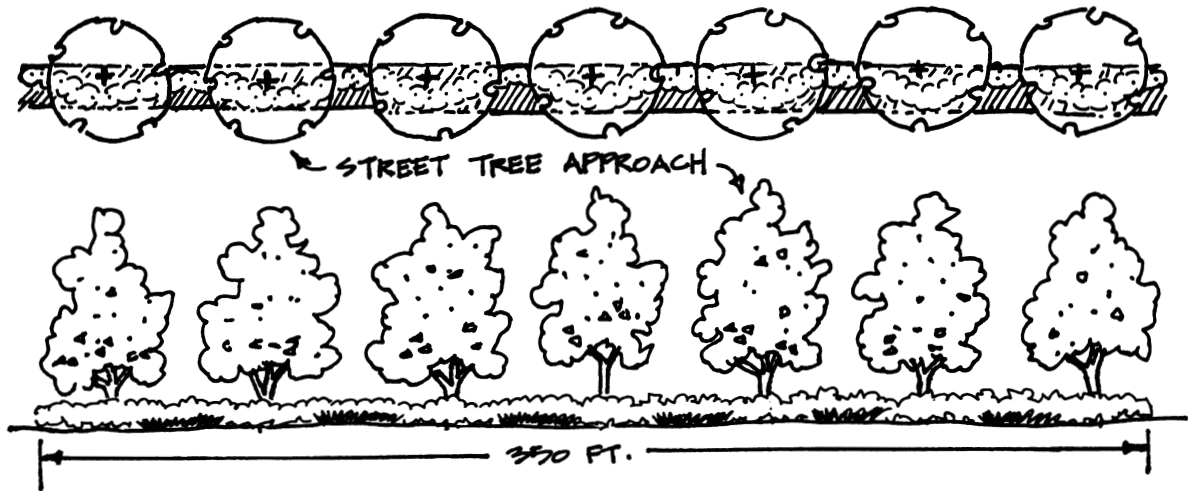


*A row of trees planted along the road reinforces the traffic circulation pattern and creates a formal landscape theme.*

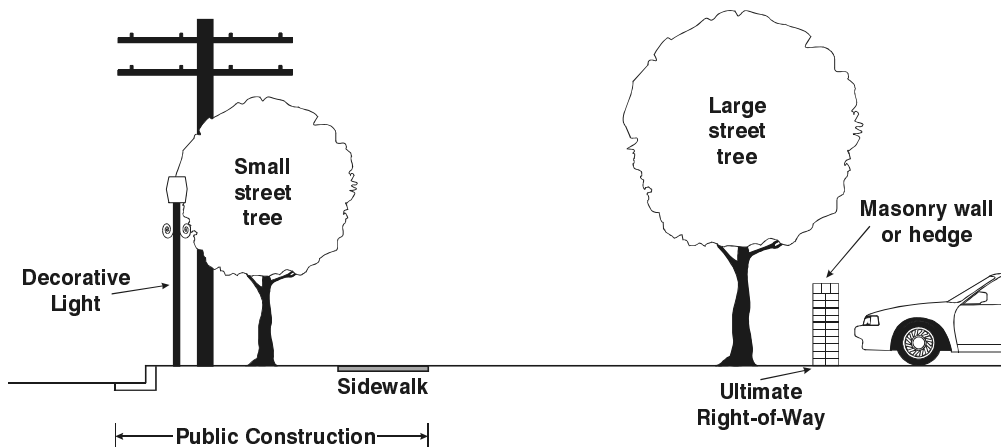
At least one large deciduous tree to be installed for each fifty (50) lineal feet. Continuous three (3) foot high hedge forms or decorative wall for the entire parking lot length. Low shrubs reasonably dispersed throughout.

Perimeter landscaping G:

At least one large deciduous tree to be installed for each fifty (50) lineal feet. Continuous hedge forms , no shorter than three (3) feet at planting, for the entire parking lot length. Low shrubs reasonably dispersed throughout.

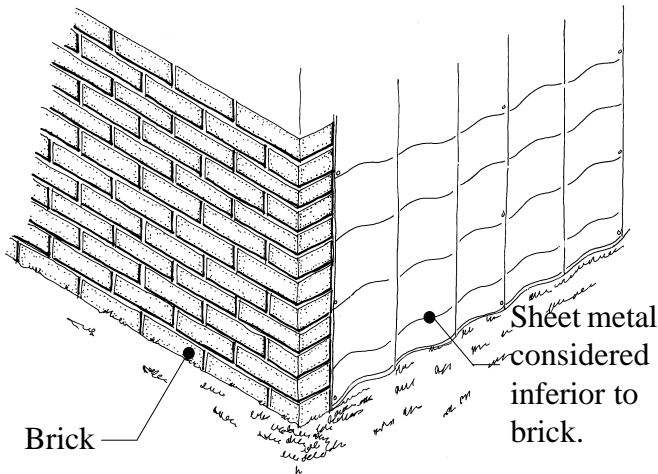
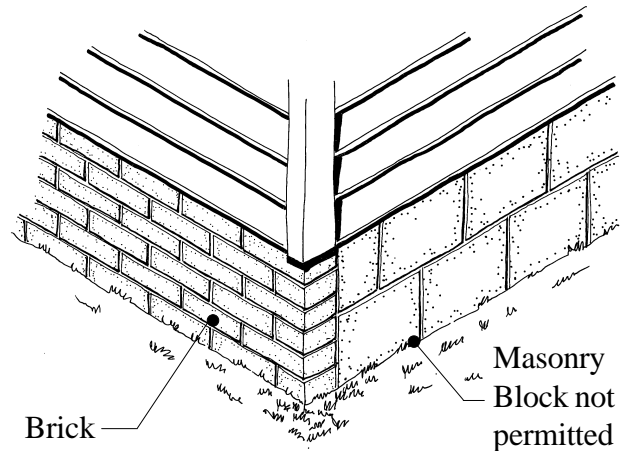


**Street Section - Bon Air**



**Section 19-611. Architectural Treatment**

No building exterior (whether front, side, or rear) shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development causing a substantial depreciation of property values.

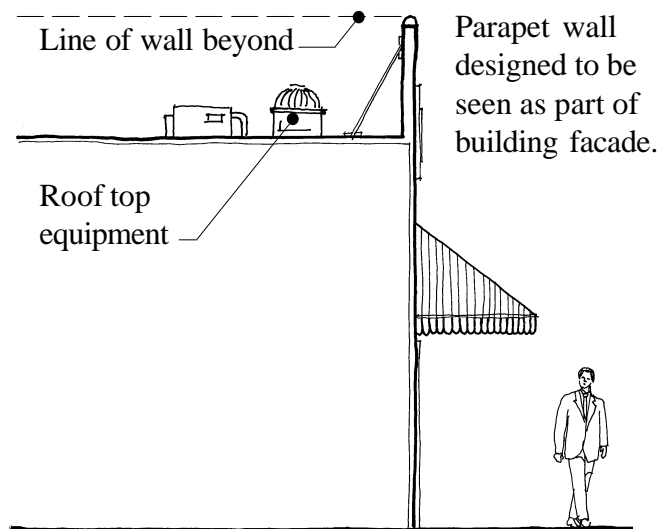


No portion of a building constructed of unadorned cinder block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, R-MF or O District or any public right of way.

(Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

Reference Countywide standards for mechanical equipment requirements.

Reference Countywide standards for additional requirements for architectural treatment.





**ARCHITECTURE:**

Buildings shall possess architectural variety and shall be compatible with existing structures, especially nearby structures of high historic interest.

New or remodeled buildings shall enhance an overall cohesive character as reflected in existing structures. This character shall be achieved through the use of design elements, including but not limited to , materials , balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures, and or landscape elements.

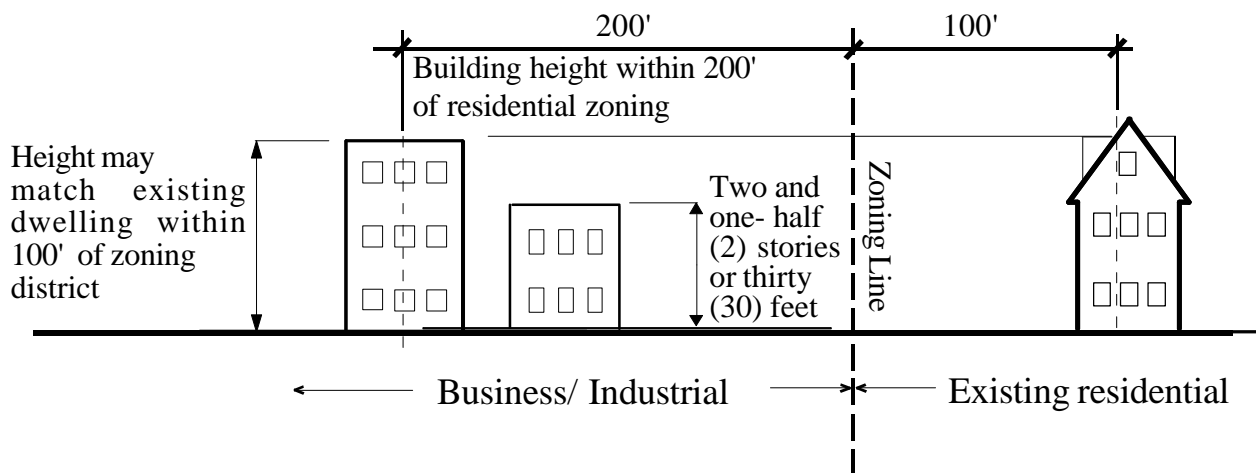
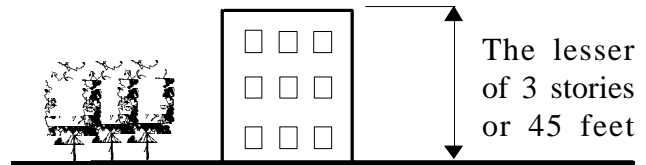
**LIGHTING:**

Decorative lights along public streets are installed by others as a public project.



**Per sec. 19-612(2) All Other Village District Areas**

The maximum height of all structures shall not exceed a height three (3) stories or forty-five (45) feet, whichever is less.



**Per sec. 19-612(3)**

No structure within two hundred feet of any property line in an R, R-TH, or R-MF district shall exceed a height of two and one-half (2 1/2) stories or thirty (30) feet, whichever is less. However, if there is an existing dwelling more than two and one-half stories within one hundred (100) feet of the district, the height of the proposed structure may be increased to the height of the dwelling.